Heal Estate.

BY 170 FAMILIES,

THE OTHER HALF "BY

A VERY FEW PEOPLE."

An instructive article on Manhattan Island real estate was printed in one of the half-dozen leading New York City papers on Sunday, April 18, 1897, which article was illustrated by a diagram showing the holdings of twenty New York City real estate owners and their proportions to each other. The total valuation of the twenty individuals and estates represented in the diagram is 352 million dollars, which is about 18 per cent, of the total assessed valuation of two thousand millions for the city in 1897. Briefly, it shows that twenty families own about 20 per cent,, or one-fifth of the real estate of New York City. The article further states that about 150 other people own 50 per cent,, and that the remaining half of New York City is in the hands of a very few of the two million persons who live here and pay rent.

The great holders of Manhattan real estate are the richest men of the country, and the source of their riches is the real estate they own.

These men are numbered among the ablest and shrewdest financiers in the United States.

They command the best advice, and the most

expert opinion, upon the subject of all investments, and their policy is to increase their hold-ings of Manhattan Island real estate—to buy more and sell nothing.

If Manhattan Island real estate was not the best possible investment in the world the rich-est men in the country would be selling their property and would not be adding to their holdings.

Until the Cash y would be sening their property and would not be adding to their nothings.

Until the Cash Realty Corporation made it possible, no man of moderate means was able to become an owner of Manhattan Island real estate. The price for the smallest parcel of this property is so large only the rich could invest in it. The remainder of the people were barred, with the result that over one-half of the real estate of New York City is owned to-day by 170

families, and, as stated in the article referred to, the other half is owned to-day by 170 families, and, as stated in the article referred to, the other half is owned by a very few people. Most of the difficulties in governing the large and miscellaneous population of New York City grow out of the fact that the people have become renters and are without any interest in the soil. They pay their taxes indirectly in their rents, and not directly, as formerly, upon their real estate holdings, and although the masses pay all the local taxes, yet most of them do not realize the fact, and they have grown to occur the same position toward the local axes.

do not realize the fact, and they have grown to occupy the same position toward the local government as they do toward the national government, where their taxes are also levied indicated in the contract of the contract of

ment, and what interest they do take in local affairs is largely either sentimental, theoretical

Address for printed matter and full particulars, CASS REALTY CORPORATION, No. 209, 211, 213 East Twenty-third street, New York.

The consequences are that the population ceases to have a direct interest in city govern-

The sociological effect of the Cass Realty Corporation system is to distribute actual own-

rectly through a revenue tariff on consumption.

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building constructed specially for this purpose, in best
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ASHFORTH & DURVEE, 22 West 34th-st.

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NO EXTRAS.

sky-scrapers.

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CHOICE OFFICES TO LET

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Such, also, is the policy of the Cass Realty Corporation, which is building up in New York Such, also, is the policy of the cass really corporation, which is similarly in New Jorg City a great landed estate owned by the people as investors—the same as the helrs of great families own the numerous estates bequeathed to them—sharing pro rata according to their interests, getting their quarterly rents from the income of the property and sharing with each other in the steady advance in the values of the estate.

in the hands of a very few of the two million persons who live here and pay rent.

PLANS FOR CHESS MATCHES AND TOUR-NAMENTS THIS SUMMER.

LEGISLATORS OF ENGLAND AND AMERICA TO

COMPETE BY CABLE-NOTES OF

Now that the championship match between Pills-bury and Showalter is a thing of the past it will be interesting to see what the future is likely to bring during the summer months. To begin with, there will be an international Parliamentary match, which is scheduled to be played in the middle of May between the British House of Commons and the United States House of Representatives. The Americans at first thought that this would be a match to be played by cable, on five boards, each man in Washington and in London to conduct his game solely. It now, however, appears that this is to be a competitive match, for each man will get one or two advisers. The scheme was proposed by the Britishers. Americans should kick against this way of playing, as it would require too much time to play the games. Moreover, the match would lose much of its interest if the contest is not arranged on the man against man principle

On Decoration Day the team match between the Manhattan and Franklin chess clubs, to be played by telegraph or telephone, will absorb the interest of chess-players in this city and Philadelphia. Both clubs are exerting themselves to secure strong teams in order to carry the day.

The first international woman's chess congress will be opened in London on June 27.

For July and August there is the great Berlin international chess tournament. Latest reports to hand say that there is every prospect of its being arranged, and it will provide ample excitement throughout the chess world

Chess-players in this State, however, will look forward to the meeting of the New-York State association at the Thousand Islands. The Tournament Committee is sanguine of being able to arrange an interesting meeting this year. It, therefore, follows that there is plenty of excitement in store for the summer months. What the fall is going to provide for us shall be examined next

Steinitz played the following two games with THE MINOR DISHOPS GAMEIT

FIRST GAME-KING	S BISHOP'S GAMBIT.
	WHITE, BLACK,
	Schlechter, Steinitz,
Schlechter, Steinitz,	19 H x Q Castles
P-K4 P-K4	20 Q R-K K R-K
8 B-B 4 P-Q 4	21 Kt-R5 Kt x P
HIND Q-Rach	22 R x R ch R x R
5 K-B P-K Kt 4	23 Kt-Kt 7 Kt x B
6 Kt K B3 Q-R +	24 Kt x R Kt-R 5
7 P-K R 4 B-Kt 2	25 K-R 2 P-Q B 3
8P-Q4 KK:-K2	26 P-Q Kt 3 Kt-B 4
PRI-BS P-KRS	27 R-KB B-K3
10 Q-Q3 Q Kt-Q B 3	28 Kt-B 6 ch K-B
11 Kt-K2 Kt x B	20 R-B 4 K-Kt 2
12 P x Kt Kt-K 2	SO Kt x Kt P P-K B 4
13 K-Kt P-Kt 5	31 Kt-K 3 K-Kt 8
14 Kt x P Q - B 4	32 P-K Kt 4 P x P
15 Ki-Ks BxKt	33 Kt x P Kt-Q2
BPXB QXP	34 R-Q 4 P-K R 4
17 B-Q 2 B-H 4	35 R x Kt Resigns.
18 Q-11 3 Q x Q	The second secon
	ESERIIZKY GAMBIT.
WHITE, BLACK.	WHITE, BLACK,
Steinitz, Schlechter,	Steinitz. Schlechter.
1 P-K 4 P-K 4	17 B x P Q x B
2 P-KB4 PXP	ISQXQ Et-B3
SKt-KB3 P-KKt4	19 Kt x Kt P x Kt
4 P-K R 4 P-K: 5	20 O O R 4 O R-Kt
6 Kt-K 5 B-Kt 2	21 Castles Q Rb x P ch
6 P-Q 4 Kt-KB8	22 K-Q 2 Kt-B 7
7 B-0 B 4 P-0 4	23 R-O Kt Q R-Q ch
SPxP Castles.	24 K-K 2 B-Kt 2
9 Kt-Q B 3 Kt-R 5	25 R-Kt 7 R-Q 5
10 KtK2 P-Q B 4 1	20 Q x P R-K 5 ch
H Kt x P Kt-Kt 6	27 R-Q 2 R-Q 5 ch
12 Kt-K 0 PxKt	28 K-K 3 Kt-Q 8 ch 20 K-K 2 B-R 8
13 P x P B x P	
14 B x B ch K-R	
15 Q x P Kt x R	31 Q x B Resigns.
TO D-IV S I X I	4
Latest reports from	St. Petersburg say tha
and the same and	

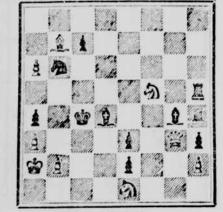
Tschigorin has won four games, Schiffers none, while two games were drawn. Here follows the score of the fifth game:

On Thursday evening Showalter gave a simul-Brooklyn Chess Club. games, lost four and drew two games.

The first round of the championship tournament of the Cosmopolitan Chess Club has been finished. Here is the score up to date:

PROBLEM NO. 187-BY J. JESPERSON SIENDBORG. Black-Nine pleces.

K on Q B 5; Kt on Q Kt 3; Hs on Q 5 and K Kt 5; Ps on Q R 5, Q B 2, K 6, K 7 and K R 6.



White-Eleven pieces.

K on Q R 2; Q on K Kt 3; Rs on K R 4 and K R 5; ts on K B 5 and K; R on Q Kt 7; Ps on Q R 3, Q R 6, Kt 2 and K R 2.

White to piay and mate in two moves.

CORRESPONDENCE CORRESPONDENCE.

Solution to No. 186: Q-Q Kt 2.

Correct solutions received from Courtenay Lemon, New-York; Dr. A. H. Baldwin, Norwalk, Conn.; Joseph Jones, Jacksonville, Fla.; S. B. Howell, Painted Post, N. Y.; H. Friberg, Lynn, Mass.; Harry C. Martin, Brooklyn; J. George Schaefer, Wappinger's Falls, N. Y.; the Rev. Louis H. Bähler, West Hurley, N. Y.; No. Name, of Nowhere; J. A. McCreery, Brooklyn; H. P. Daniels, New-York; E. W. Engberg, Hrooklyn; the latter also claims a correct solution of No. 185; Amateur, New-York, Courtenay Lemon, New-York, forwarded an additional correct solution to No. 185.

J. J., Jacksonville—Your position shall be examined, J. L. H., Westfield, Mass.—1. Kt—Kt 6, K—B; 2, Kt—B 8, K—Kt 2, R—K 8 ch, K—B 2; 4. Kt—Q 6 ch, K—B 5; 6, P—Kt 5, mate.

NEW KIND OF BOARDING-HOUSE SWINDLE John Woods, alias Hill, alias Hall, nineteen years old and coming from Tonawanda, N. Y., is in the custody of Captain O'Brien, at Police Headquarters, charged with operating an old swindle. For some time F. T. Flack, assistant superintendent of the New-York Central Railroad, has been receiving com-New York Central Ralirond, has been receiving complaints from boarding house keepers about a young man, dressed in the uniform of a brakeman of the road, who would engage lodgings, and announcing that he had just been employed by the road would borrow money on the strength of the salary that would come to him. Captain O'Brien was at last informed, and he detailed detectives Davis and Rhaume on the case. Yesterday they caught the prisoner at Ninety-fourth-st. and Second-ave, dressed in the uniform. He admitted that he had been "working the boarding-houses" and said he had been a newsboy on the road and had hit upon the trick he had practised as an easy method of making money and having a good time. There are four complaints so far against him.

"NEW-YORKER HEROLD" IN NEW QUARTERS

The "New-Yorker Herold" has just moved into

Sommer Resort Onides

Summer Resort Onides.

Summer Resort Buides.

SUMMER HOMES 0 NEW YORKS STARING WESTERN

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ARE you looking for a spot to spend the Summer which combines

Health, Comfort and Pleasure AT MODERATE COST?

If so, send 6 cents for postage, or call and get free at offices below the illustrated book, "Summer Homes." It gives list of Hotels, Farm and Boarding Houses, with their locations, rates, attractions, &c., in the Mountains of Orange, Sullivan, Ulster and Delaware Counties, N. Y., on the main line and

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2,000 feet above the sea, a region of great beauty and absolute healthfulness. IN NEW YORX No. 2 Battery Place, 113, 165, 171, 371, 944, 1323 Broadway, 13 Astor Place, 737 6th Ave., 251 Columbus Ave., 134 East 125th St., 273 West 125th St. Ticket offices, foot of Franklin and West 42d Sts. IN BROOKLYN No. 4 Court St., 860 Fulton St., 98 Broadway, 267 Manhattan Ave., Greenpoint, and "Eagle" office.

"ILLUSTRATED HOMES," containing half-tone reproductions from photographs of 535 of the above "HOMES," can be obtained of ticket agents for 25 cents.

On Saturday, May 29, EXCURSION TICKETS for one fare will be sold at 871 Broadway and ferry offices, giving an opportunity of personally selecting a Summer home and also enjoying a day's fishing in this delightful region. Tickets good returning Tuesday, June 1,

J. C. ANDERSON, General Passenger Agent, - - - 56 Beaver St., New York. igg(igg) $oldsymbol{a}$ $oldsymbol{a}$

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THE MONTVERT, MIDDLETON SPRINGS, VERMONT.

One of the most select and perfectly appointed hotels in the Green Mountains. High elevation, magnificent scen-ery, Euperb roads, ceel, dry atmosphere, scientific water care, mineral springs, etc. Send for literature. E. W. EAGER, Manager, The Hanover, Fifth Avenue & 15th St., N. Y.

ADIRONDACKS. THE CHILDWOLD HOTEL

ON LAKE MASSAWEPIE, OPEN JUNE 12. Under new management For information, bookiets, &c., apply to CHAS. E. LELAND, Manager.

New York City address, Windsor Hotel, or Fred Scofield, Metropolitan Bldg., Madison Sq. ADIRONDACKS. Stevens House,

Heart of the Adirondack Mountains, 12 003 ft. above tide. The largest and finest hotel in this part of the tegion. Most beautifully located between Lake Placid and Mirror Lakes. Surrounded by mountains towering five thousand three hundred feet high. Fine Tennis Courts, new Golf Links, Basekail Grounds and beautiful drives. Send for photographic circuits. J. A. & G. A. STEVENS, Owners and Proprietors, Lake Flacid, N. Y.

WISE PEOPLE

who live in salt air for nine months of the year go to the mountains for three months. A two-cent stamp expenditure now will give you the information how to spend those three months. Five and one-half hours from New York, in a little furnished house, all your own, among a congenial company of people, at a very moderate expense. Both city reference given and required. Not a public, but private place. Write for information to THE GREEN MOUNTAIN CLUB, BENNINGTON, VERMONT.

MOUNTAIN PARK INN, This new and modern hotel will open June 15th. Natural spring water; electric lights; situated on the Watching Mountain, it commands the most magnificent view in the State. Delightful breezes; beautiful drives; view in the State. Delightful breezes; beautiful drives; charming scenery. Within one hour's ride of New-York. Miles of macadautical roads; 600 feet above sea level. G. S. MOULTON, Manager. Address until May 15th, Lakewood, N. J. Lakewood, N. J. CHOICE VILLA SITES FOR SALE.

MANHANSET HOUSE & COTTAGES, SHELTER ISLAND, L. 1, N. Y.

(HOTEL, REBUILT since fire, August, 1896.) Will
open June 26th. The New-York office is open daily, 2 to 3
p. m., at 23 Union Square, Room 7, where applications
will be received. Telephone, 18th-st., 1277. Send for Ilustrated pamphlet. H. D. W. LAWSON, formerly of
Murray Hill Hotel, Manager.

Bay Point Hotel, ROCKLAND BREAKWATER,

ROCKLAND, MD, THIS LARGE, WELL-EQUIPPED HOTEL, will open me 25 for the second season, under the control of Mr. THE BAY POINT has the most magnificent location on the Maine coast, with elevators, electric lights, sait water baths, and the most perfect water, absolutely pure. The outsine and attendance will be of the best, rivalling any hotel in the State. Pine boating, fishing, laws tennis, spiendid drives and beautiful accept; an ideal home, with exquisite surroundings and complete table. Moderate rates.

FIRE ISLAND, THIRD SEASON AT SEA.

WILL OPEN THURSDAY, JULY 1.

Address or call for attractive rates.

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TOWNSEND BUILDING,
P. T. WA:
BWAY & 25TH ST. FOR A PLEASANT SUMMER go to the Green Mountains, 6 hours from N. Y. THE DORSET INN, Dorset, Vt., has bathroom and flush closets.

X EWMAN SPRINGS VILLA, RED BANK, N. J.
The most beautifully situated hotel in Monmouth
County, overlooking the Shrewshery River. Surrounded
with pines, delikhtful forces; twenty-three acres in walks;
beating, bathing out fiching, electric lights; amusement
had; excellent table, moderated prices; troley connecting
with boats and trains passes within five minutes' walk of
with boats and trains passes within over minutes' walk of
vills.

Pichfreld springs, N. Y., The GLADSTONE, prished, with board; very moderate rates.

CONDECTICUT, LITCHFIELD CO., New Milford,
THE WAYSIDE INN.
Will open for families and transient guests July 1st,
1807. Electric fights, open fires, fine water supply, tennis
grounds, golf links, beating on the Housatonic, Comfortable appointments, excellent table, cottages if desired,
At the entrance to the Berkshires. Two hours and a
quarter from New-York. Open all the year.

Rest of May, or will rent house furnished for the timer. BONNIE BROOK, Woodbury Falls, N. Y.

Spring Hesorts. A TLANTIC CITY, N. J.

Appointments and service first-class,
D. S. WHITE, Jr., Proprietor.

A SPECIAL FEATURE OF HOTEL LURAY, Atlantic City, N. J., is its heated Sun Parlor on the Esplanade with unobstructed ocean view, and connected with the Hotel by an enclosed passage,

JOSIAH WHITE & SON.

of 1832. The police were informed, and they are of the opinion that the money was buried where it was found by a gang of counterfeiters, of which "Jack" Gill was the leader. The money was well made, and a close inspection was required to show that it was not genuine.

WEYBURN IN HIS COUNSEL'S CUSTODY. Mortimer Weyburn, the mining engineer, living at the Lincoln Hotel, who was arrested late Friday night on suspicion that he had administered a dose of chloral to Edward Fesser, who lives at the Alpine, No. 55 West Thirty-third-st., was arraigned in the Yorkville Court yesterday. On a certificate from Dr. Yorkville Court yesterday. On a certificate from Dr. Sutphen, of Roosevelt Hospital, stating that Fesser was still at the hospital suffering from the effects of chloral, Magistrate Simms decided to commit Weyburn for further examination to-day. Shortly before the adjournment of court Henry W. Mayer, of the firm of Hoadly, Lauterbach & Johnson, appeared in court and stated that Weyburn was a client of the firm, who knew him to be a respectable man. He was then paroled in the custody of his lawyer until this morning.

THE PRINT-CLOTH MARKET.

Fall River, Mass., April 24 (Special).-The cloth market has been dull this week, 172,660 pieces having been produced and 111,000 pieces sold. The latter were all odd goods, there being no demand for regulars. These are quoted at 29-16 cents—a nominal price, as they cannot be sold for that. The "New-Yorker Herold" has just moved into a new building, at Nos. 22 and 23 North Williamst, and will celebrate the occasion to-morrow afternoon by a reception, at which ex-Postmaster Thomas L. James and Joseph Howard, Jr., president of the New-York Press Chib, will make addresses. The new building is eight stories high part of it beling rented out for office use. General William Mayer and his pariner, C. D. Woelfaam, are the founders of the paper in its present form.

FOUND A LOT OF COUNTERFEIT COINS, While digging for sandworms to be used for fishing batt along the banks of the Morris Canal in Jersey City yesterday. Clock Richenski, eventeen years old, of No. 107 Warren-st., Jersey City yesterday. Clock Richenski, eventeen years old, of No. 107 Warren-st., Jersey City will make a surprised when the bottom and many riliver dollars surprised when the bottom and many riliver dollars fell out of it. The money was counted and was found to amount to \$30 in silver. For a short time Richenski thought himself tele, but soon his hopes were crushed, for it was discovered that the slive of the series.

The mentage and exists is for wide goods and odd counts. Wide moods were sold yesterday for many months. The market price for regulars figures about 15. The market price for regulars figures about 15. The market price for regulars figures alount is the lowest for many months. The market price for regulars figures about 15. The market price for regular figu What little demand exists is for wide goods and

Spring Resorts.

CHURCHILL HALL,

STAMFORD, NEW-YORK,
Now in readiness for Spring and Summer Guests, Theroughly heated, Electric Lights, Special rates May and
June. Cottages to rem. Sent for illustrated bookiet.
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ATLANTIC CITY, N. J.

Directly facing the ocean.

Every modern convenience and improvement, including hot and cold sea water haths in house, rooms single and en suits, with baths attached, etc., etc. Send for illustrated booklet.

LEEDS & LIPPINCOTT. Through Pullman Buffet train leaves Cortlandt and Des-brosses sts. daily at 1:50 p. m., via Penna. R. R.

THE LAUREL HOUSE DAVID B. PLUMER, MARAGON

Open until June 1st.

THE WAUMBER, Jefferson, N. H.
Open July 1st. Address Lakewood, N. J.

LAUREL IN THE PINES. Lakewood, New-Jersey, HORACE PORTER, Manager.

THE FLORIDA OF THE MORTH ATLANTIC CITY, N. J. The Hotel Windsor, The most modern hotel on the Atlantic coast.

Apartments en suite. Hot and cold sea baths attached.

American and European plans.

French service in cafe. Russian Orchestra. So feet from ocean. Turkish room. Marine room. Sinlps room. Sun halconies.

Write for flustrated booklet.

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CHESAPEAKE & OHIO RY.

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ONE NIGHT'S RIDE FROM NEW-YORK.

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OPEN ALL THE YEAR.

All baths given with natural flowing hot water.

Golf club and well-kept links.

The F. F. V. Limited, with dining car, leaves New York 5:00 P. M. daily. Through Compartment Car leaves Tuesday, Thursday and Saturday.

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Pamphiets, Information and tickets at C. & O. Office, Address Matropolitan Bidg., Madison Sq. Address.

FIRED STERRY, Manager, Hot Springs, Bath Co., Va.

GARDEN GITY HOTEL, SPRING SEASON

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Opens May 27. Easily accessible. Unique in design;
ilberal in management; perfect cutsine. Also detached
outtages for the season. The beautiful drives, ideal bicycle
roads, golf links, athletic field, polo ground, and charming
seenery make this hotel a perfect Summer resort; 1,000
feet elevation. Reached from Grand Central Depot in 2 hours, Moderate rates, Address, for Illustrated describe broklet, H. R. ROBERTSON, JR., Proprietor, Ro-200, Hotel Imperial, N. Y. City.

LONG BEAGH HOTEL AND COTTAGES, OPEN EARLY IN JUNE. 40 Minutes from New York via L. I. P. NEW BOULEVARD FOR DRIVING AND RICYCLING COMPLETED TO THE HOTEL. NEW SANITARY PLLMBING THROUGHOUT.
New York Office, 293 Broadway.
A. E. DICK, LESSEE AND PROPRIETOR.
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SOMERSET IND.

AND EIGHT COTTAGES.

Open May let to Nov. let. 35 miles from New-Tork, on D., L. and W. R. E., via Barrelay or Christopher-st, ferry. A beautiful summer resort. More attractive this season than ever. Altitude, 800 feet.

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Balt and Fresh water in every bath.

Telegraph for rooms an expense of hotel.

Write for booklet.

F. S. SMAW. Mgr.

JAS. B. REILLAT.

N. Y. Office, Sconeld. No. 1 Madison Avenue.

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Directly on the ocean front, with every modern appointment and convenience. Open all the year, JOSEPH H. BORTON.

HOTEL KENDERTON,—Ocean and Tennessee are. Atlantic City, N. J. Spring rates \$1.50 and \$2.00 day; \$5 to \$12 week, Mrs. J. F. NEALL, of Tloga. HOTEL HOFFMAN, near Bench, Atlantic City, N. J. Fennsylvania-avec, near Bench, Atlantic City, N. J. Excellent culsine and service: \$2 to \$3 daily; \$15 weekly, M. MARSH & CO.

HOTEL DE VILLE,
Kentucky ave. and Beach, Atlantic City, N. J. 100
rooms, Remodelled and handsomely furnished. Specta,
reduced rates until Juny lot. Booklet mailed,
M. W. TRUITT.

THE WESTMINSTER,
Kentucky-ave., near the Beach. Atlantic City, N. J.
Elevator, steam heat, sun parlor,
MRS. M. ROCHE.

THE LEHMAN Pennsylvania-ave, bel. Pacific. Open all the year.

The WETHERILL, Kentucky ave, and Beach, Atlantic City, Home-like family house; heated; capacity, 200, Easter rate, \$1.50, special weekly; booklet mailed, Mrs. H. Y. MOYER.

THE GRAND ATLANTIC.

AN ELEGANT NEW HOTEL. NOW OPEN.

Virginia-ave and leach. Atlantic City. N. J.

Luxuriously appointed, every antiventence: passenger
flevators to eigret, heated supparies, rooms single and
en suite, each contain two to six windows; fresh and sait
bathe attached; full view success, capacity, 700; or
chestra in attendance, late dimers, ferms moderate; send
for booket showing hotel, heardwalk, diagram of city,
etc. Coach at trains.

CHARLES E. COPP.

THE CLOSE OF A DULL AND UNEVENT-FUL WEEK.

ST .- LOTS AND FLATHOUSES SOLD.

ment yesterday it is to be at Nos. 11, 13 and 15 Murray-st. and will be twelve stories high, of brick, with a front of Indiana limestone, coped with bluestone. It will cost \$225,000, and will be used for manufacturing and store purposes.

John T. Williams has mortgaged the property at No. 377 and 379 Broadway, at the southeast corner of White-st., extending 150 feet to an alley, in the sum of \$640,000. The mortgage is in favor of the New-York Life Insurance Company, payable in 1901, at 4½ per cent interest.

Charles Buermann & Co. have sold for Fay & Stacom, to Gustave Selbert, No. 174 Orchard-st., sixstery building, on lot 25x38, for about \$38,000.

John C. White has sold for John O'Brien to A. Hoefner Nos. 582, 594 and 306 Fast One-hundred-and-thirty-fourth-st., between Wills and Alexander aves, three five-story double flathouses, at about \$30,000 each.

The sociological effect of the Cass Realty Corporation system is to distribute actual ownership of Manhattan Island real estate among the masses of the people. Its influence counteracts monopoly of the land and gives to the general public a direct interest in the city's government through individual ownership of the sources of revenue.

So much for the influence of the Cass Realty Corporation upon the general good; but it was not for this consideration that the Cass Realty Corporation was founded. It is based entirely upon the profitableness of Manhattan Island real estate as an investment for saveraged people of moderate means, and also upon its absolute safety both as to the principal in entirely upon the profitableness of Manhattan Island real estate as an Investment for savers and people of moderate means, and also upon its absolute safety both as to the principal invested and the dividends which accrue from its ownership. There is no other method of investing money which is as safe and as certain of income as in choice, well-selected, improved real estate in the better parts of Manhattan Island. Such has been the record for over two centuries, and, in the opinion of the richest and the ablest men of the country, such will continue to be the record for another two hundred years. Although London is a thousand years old, the price of its centrally located real estate is increasing more rapidly to-day than ever before, and the highest price paid per square foot there is \$700, while the highest price paid here, so far, is only \$330; but there is not an expert judge of land values anywhere who does not believe that the price of the best situated real estate in New York will ultimately overtake and exceed that of similarly situated real estate in London. Investors in the Cass Realty Corporation shares get not only the quarterly income from their investments, but also fully participate in the great increase in prices of their property. Six per cent, dividends per annum are paid. Eleven regular consecutive dividends have been paid at this rate, and never has a dividend been passed. The prosperity of the Corporation has been a matter of public comment, as the one institution at least which has prospered steadily, notwithstanding the hard times.

sory flathouse, ZaxEx521. Charles Wagner has sold to F. W. Pritcher Nos. 413 and 415 East One-hundred-and-twenty-fifth-st.

wife to William R Rose.

Spring-st, Nos 75 and 77 Alfred C Barnes and wife to Ferdinand H Meia.

Lafayette Place, Nos 15, 17, 19 and 21; William R Rose and wife to Alfred C Barnes.

Same property, Ferdinand H Meia and wife to Alfred C Barnes.

Same property, Ferdinand H Meia and wife to Alfred C Barnes.

F Brundage, as executor, to Mary A Brownell.

69th-st, No 104 West, 18x100.5, Eva H Hatch to Marie J Mahoney.

40th-st, no, 220 ft w of 9th-ave, 55x100.5, Robert 6th at, No. 104 West, INTION, Navy A Provided to Marie J Mahoney
40th st, ns. 229 ft w of 9th ave, 55x160.5; Robert L Harrison to Church of St Cornelius, city of New-York
Same property; the trustees of the Presbytery of New-York to Robert L Harrison.
77th st, s. s. 129 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. s. 245 ft e of 5th ave, 75x102.2; 77th st, s. 35x102 ft e of 150n st, 25x102 ft e of 150n st, 25x102 ft e of 150n st, 25x102 ft e of 150n st, 15x102 ft e of 150n st, 15x102 ft e of 15x10

RECORDED MORTGAGES

well, it we comer incomes a we corner Baystalments of Friedrich Hoops, s we corner Bayave and Main-st, and Fordham-ave extension, n s 1,001 ft we of Main-st, 50x200 to Bayave, 50x200, 1 year.

Dorland, Mary G and wife to Emily C Gebhard,
lot No 88, amended map of Bronxwood Park,
3 years. Dorland, Mary G. and wife to Emily C. Gebhard, lot No 33, amended map of Bronxwood Park, 3 years.
Gleasen, Sarah J. to Annie W. O'Connor, No 218
East 50th-st, 3 years.
Goodwin, Edgar B, et al, heirs of Samuel E. Goodwin, to Grace E Glazer n a 17th-st, 220.6 ft e of Avenue A, 5 years.
Harrison, Robert I, to the Equitable Life Assurance Society of the United States, n a 46th-st, 220 ft w of 9th-ave, 2 years.
McNuity, John, to the Franklin Society for Home Building and Savings, w s Central-ave, n part of said lot, instalments, we seem as a part of said lot, instalments, and 79 Spring-st, 2 years.
Nolan, James E and Emma A, to Andrew I, Gardiner, lot 414, map of section A of the Vyse satate, 3 years.
Smith, Kate, to Emilia B Hendrickson, e s Alexander-ave, 60.8 ft n of 130th-st, 5 years.
Sachs, Hannah R, to the Produce Exchange Building and Loon Association, n s 1633-st, 198.6 ft e of Prospect-ave, instalments.
Same to Frederick McCarthy, same property, 3 years.
Spring, Anna, to Frank Vettel, s a 24th-st, 100 ft

Solomon D Cohen, of No 203 Broadway, architects of the St. Santo, Pally & Carlson, of No 204 East 124th st. owners; Neville & Bage, of No 217 West 125th st, architects.
2d ave, No 1,629, a e corner plst st, for a five-spory brick office building, 25,7328; Jacob Ruppert, of No 1,116 5th ave, owner; Schickel & Ditmars, of No 111 5th ave, architects.

A terations, main office.

Henry st, No 199, to a three-story and basement brick tenement; J I fluestone, of No 19 Pice-st, owner; V Hugo Roehler, of No 55 Broadway, architect.

2th st, No 216 East to a two-story brick stable; James D Powel, of No 233 East 75th st, owner. George Fox, of No 233 East 75th st, owner.

REAL ESTATE.

PLANS FILED FOR A TALL BUILDING IN MURRAY-

A week in the realty market conspicuous for its dulness, so far as private transactions were con-

tant sales, mostly of loss and flathouses.

Another "sky-scraper" is to be out up in Murrayst. According to plans filed at the Buildings Departs

aves, three five-story double flathouses, at about \$20,000 each.

Hall J. How & Co. have sold the block fronting on the east side of Lenox-ave, between One-hundred-and-seventeenth and One-hundred-and-eighteenth sts., 20x100, for Philip Braender to Henry Rothschild for improvement; a lot, 25x100, on the north side of One-hundred-and-hirteenth-st., 100 feet cast of Fifth-ave., for John Stanton to Louis Lese, for improvement, and four lots, 100x100, on the north side of One-hundred-and-sixteenth-st., 175 feet cast of Seventh-ave., for T. Walsh to Simon Haberman.

Mrs. P. C. Stratton has sold No. 4ti West Seventeenth-st., a five-story brick tenement-house.

G. Nicholas has sold for a Mrs. Munter to a Mr. Boswell No. 153 West One-hundred-and-sixth-st., a five-story flathouse, 25x89x100.11.

Edward Green has sold to a Mr. Henriques No. 207 West One-hundred-and-thirty-fourth-st., a five-story flathouse, 25x89x100.11.

Charles Wagnas has sold to F. W. Pritcher Nos.

REAL ESTATE TRANSFERS. Bleecker-at, Nos 288 to 294; Charles F Southmaya to Alfred L White Spring-at, Nos 75 and 77; Ferdinand H Mela and wife to William R Rose.

Greens-at, Nos 171 and 173; Alfred C Barnes and wife to William R Rose.

Spring-at, Nos 15 and 172, Alfred C Barnes and wife to William R Rose.

23,500 5,200

Bach, Emanuel G. to Minnie Fisher, two parcels at Bay Chester, 24th Ward, adjoining land of New-York, New-Haven, and Hartford Railread Company, and in line of Fordham and Feiham aves, contains 16.88 acres, 3 years, and Charles M Cauldwell, in we corner Brook-ave and 147th-st, installments. Same to Frederick Mctarthy, same property, a years
Spring, Anna, to Frank Vettel, s s 24th-st, 100 ft
w of lat-ave, I year
Williams, Edward G, to Mary S Todd, s w corner Prospect-ave and Ritter Place, I year.
Same to same, prospect-ave, n w corner Freemanst, I year
Wright, George, to Emigrant Industrial Savings
Rank, No S2 Lewington-ave, I year.
Williams, John T, to New-York Life Insurance
Company, Nos 377 and 379 Broadway, s w corner White-st, 4 years.

er, George Fox, of No 429 West 34th-st, architect

13th-st, No 414 West, to a three-story and basement brick and stone private daw-ling, Gashalto Raffette, of No 464 West 13th-st, lesses;
Peter 3t coss, of No 591 Barton-st, Long Island
City, architect.

Barelay-st, No 95, to a four-story brick and stone
store; B Arthur Ayering, of No 162 Chambersst, owner; Daniel Burgess, of Arlington, N. J.,
architect
Park Row, No 11, to a four-story brick office
building, Joseph Puilizer, owner; Frederick Jacobson, of No 1.339 Broadway, architect
New huildings beamed office:
Jackson-ave, e. s. 400 ft n of 187th-st, for a onestory traine shed, 19815, Henry Shepear, owner;
Arthur Bechmer, of No 177th-st and 3d-ave,
architect
Titton-ave, No 1.205, for a three-story frame

cerned, and for several disappointments in the aucdon-rooms closed yesterday with several unimpor-

ray-st, and will be twelve stories high, of brick, with

BUILDING PLANS FILED.

Hartford S. W. Cor. Broadway and 17th Street,

1.200

architect
Tanton ave, No 1.207, for a three story frame
tenement 22.4x55; Mrs Withelmina Sherman, of
No 397 3d ave, owner; C W Miller, of No 971
East 160th st, architect
Morris-ave, No 884, for a two story frame dwelling, 18x8; Thomas J Lynsky, of No 787 Elitonave, owner; A G Pegnewie, of No 882 Morrisave, architect
No alteration plans filed at branch office.

Any amount of money can be invested—one dollar, any multiple of one dollar, \$5, \$10, \$20, \$100, \$1,000 or more, and as often as desired. Profits begin on the day of investment. Dividends are at 6 per cent. Shares can be cashed on demand at par when an investor needs his money for other purposes. The "security" is actual co-ownership of choice, rent-bearing, advancing Manhattan Island REAL-estate. The 6 per cent. is free of all tax and is net. Investments may be sent by mail, in Post Office money orders, or express money orders, or by cheques, drafts or savings banks books, with order of collection. The Cass Realty Corporation shares are the safest, most conservative and the most profitable investment new offered to the public. The honorable and profitable record of the Corporation, the extremely valuable character of its assets, its single investment (Manhattan Real Estate), the ultra conservativeness of its management and the important fact that money can be had by an investor when ness of its management and the important fact that money can be had by an investor when wanted, combine to make Cass Realty shares the favorite investment of the people.

We will furnish money, plans, etc., and build you a house You pay for it same as rent. SUHURBAN HOME BLO'G CO., 150 Nassau, N. Y.

IF YOU OWN A LOT

City Property for Sale. A .- A .- FOR SALE AT LOW PRICES TO QUICK BUYERS

No. 233 West 72d Street. BRIGHT, NEW 5-STORY, 21-FOOT AMERICAN BASEMENT HOUSE, WITH SIDE LIGHT. No. 241 West 72d Street,

A MAGNIFICENT, NEW 25-FOOT DINING-ROOM EXTENSION HOUSE, ONE OF THE VERY FINEST ON THE WEST SIDE. PARTICULARS ON PREMISES OR OF

CHARLES BUEK.

121 East 18th Street. a-story high-stoop brownstone house with pantry ex-tension. 21 feet wide. Apply to owner on precises. FOR SALE, 120 W. 50TH-ST.—Modern 3-story private stable; or would rest. Firm L. J. CARPENTER, 41 Liberty-st.

RIVERSIDE DRIVE; choicest location, elegant four-story house; every modern improvement; price \$45,000, Particulars of THOMAS & ECKERSON, 35 W 30th-st.

THE HANDSOME CORNER, West Sithest, No. 4/8
West End-ave.; spacious, well-built and recently redecorated; price \$45,000, on favorable terms, or to rent \$2,500 annually.

Caretaker on premises, or inquire of owner,
A. DE POTTER,
Lidd Broadway.

D & THE FLOORS TO LET in building 24-26 VANDEservice furnished. Apply to MUNRO'S PUBLISHING
HOUSE, on premises.

A DVERTISEMENTS and subscriptions for The Trib-A une received at their Uptown Office, No. 1,242 Broad-way, 2d door north of 31st-st., until 9 o'clock p. m.; ad-vertisements received at the following branch offices a regular office rates until 8 o'clock p. m., via.; 254 8h., ave. s. e. cor. 234-st.; 152 6th-ave., cor. 12th-st. Macy's, 6th-ave. and 14th-st.; 142 Columbus-ave., near West 6th-st.; 106 West 42d-st., near 6th-ave. 92 East 14th-st.

City Property for Sale or Co Let.

invites inspection by parties desiring suites of medium-sized offices of its remodeled building, Nos. 60, 62 and 64 LIBERTY STREET, just east of Broadway, opposite Real Estate Exchange, 39 West 81st Street, in center of real estate trade: elevator, steam heat, light and all conveniences. It MANHATTAN SQUARE-NORTH.
Attractive 25-foot house, handsomely decorated; inspect is believed that many will prefer the quiet

of a medium-sized building to the turmoil Advantages of City and Country Combined. FOR SALE OR TO LET.—Beautiful house stables, etc., on 12 lots, Fort Washington Roles Road and about West 190th-st., city; 50 minutes' from Rector-st. Superbriver view, etc. All improvements; Croton water, 518, hot water, heating, etc. Call at premises, "Ridgewood Cottage," or address, for particulars, ARNOLD SCHRAMM, 91 Wall St.

FOR SALE OR TO LET, 165 West 94th-st., four-story, basement brownstone front, 14x50x100.5; modern improvements. WILSON, 268 Greene-st. A DVERTISEMENT's and subscriptions for The Tribune received at their Uptown Office. No. 1.242 Broadway, 2d door north of 31st-st., until 8 o'clock p. m., td-vertisements received at the following branch offices at regular office rates until 8 o'clock p. m., via: 254 8th-ave., s. e. cor. 23d-st.: 152 6th-ave., cor. 12th st.

City Property Co Cet. A COSY 16-POOT TPREE-STORY AND BASEMENT HOUSE, on ground 110 feet above sea level, view of Sound from rear; hardwood trimming, gas fixtures and mirrors. For sale or to let. Possession at once.

1.203 Park-ave. near 94th-st.

A.—A.—ATTRACTIVE three-story box steep house.

65th-st., West; \$1,200. Particulars of
THOMAS & ECKERSON, 25 West 50th-st.

VERY DESIRABLE four-story high stoop house. 19 let; 56th-st., between 5th and 6th aves. 10w rent. F. E. BARNES, 344 4th-ave.

Inrnished Gonses Co Let. FURNISHED HOUSE TO RENT for the summer months. Clear to Riverside Drive and in the neigh-

A months. Clase to Riverside Drive and in the flegg-borhood of 104th-st. View of the Hudson and Palisaces. For particulars address H. W., Box 84, Tribune Uptown Office, 1,242 Broadway. THREE STORY basement brownstone dwelling house, 351 Fast 84th-st.; can be seen between 9 a. m. and p. m., week days.

To LET, UNFURNISHED Three stery high-stoop house, 35th-st., between 5th and 6th aves.
F. E. BARNES, 344 4th-ave. 132 WEST 40TH-ST, opposite Episcopal Church; rent \$1,300. OWNER, 32 Warren-st., Room 2 TRAVELLERS THROUGHOUT EUROPE

will find the Tribune on file at leading Hotels and at the principal Banks. Americans contemplating going abroad should consult the European advertisements which appear every Sunday. Wednesday and Saturiay. Only select and reliable announcements are published. In avoid much annovance and dissatisfaction caused by many of the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. Our London office, I for the so-called Guide Books. A DVERTISEMENTS and subscriptions for The Trib-ume received at their Uptown Office, No. 1,242 Broad-way, 24 door north of 518; st., until 9 o'clock p. m.; ad-vertisements received at the following branch offices at regular office rates until 8 o'clock p. m., viz. 254 8th-nve. s. e. cor. 23d-st. 152 6th-ave, cor. 12th-st. Macv's, 6th-ave, and 14th-st. 142 Columbus-ave, near West 6th-st. 16d West 42d-st. near 6th-ave; 92 East 14th-st. 257 West 42d-st. between 7th and 8th aves. 159 East 47th-st.; 1538 3d-ave, between 76th and 77th sts.;

ONE-HALF N. Y. CITY REAL ESTATE OWNED